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For Translation Purpose Only

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Notice Concerning Amendment of Asset Management Guidelines, Etc. of Asset Management Company

MID REIT, Inc. (hereafter “MID REIT”) announces that, at a meeting of the board of directors of its asset management company, MID REIT Management Co., Ltd. (hereafter “the Asset Management Company”), held today, the Asset Management Company resolved to amend the asset management guidelines, etc. stipulated in the internal regulations of the Asset Management Company, and such. Details are disclosed as follows.

The amendment described below is deemed effective provided that the transfer (hereafter the “Share Transfer”) of 65% (3,900 shares) of total outstanding shares of the Asset Management Company held by MID Urban Development Co., Ltd. (hereafter “MID Urban Development”), the parent company of the Asset Management Company as announced today in “Notice Concerning Changes in Major Shareholders, Parent Companies and Specified Affiliated Companies at Asset Management Company,” to Mitsubishi Corp. - UBS Realty Inc. (hereafter “Mitsubishi Corp. - UBS Realty”) is conducted by MID Urban Development (scheduled on April 22, 2015).

MID REIT also plans to propose partial amendment of the Articles of Incorporation including amendment of targeted investment regions at a General Meeting of Shareholders to be held on June 16, 2015. Such amendment includes a change from current “government-designated cities and other major cities with focused investment in Osaka metropolitan area (Osaka, Hyogo and

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Kyoto prefectures)” to “government-designated cities and other major cities as well as overseas with focused investment in three major cities (Tokyo, Osaka and Nagoya metropolitan areas (Note)).”

As to the amendment of the asset management guidelines in line with this amendment, announcement will be promptly made once decided after amendment of the Articles of Incorporation are approved at the general meeting of unitholders.

(Note) Tokyo metropolitan area refers to Tokyo, Kanagawa, Chiba and Saitama prefectures, Osaka metropolitan area refers to Osaka, Kyoto and Hyogo prefectures, and Nagoya metropolitan area refers to Aichi prefecture.

1. Amendment of Asset Management Guidelines

(1) Content of amendments (The amended portions are underlined.)

Existing Guidelines	Proposed Amendment
<p>2. Investment policies (2) Portfolio building policy C. Investment targets (use) (omitted)</p> <p>Investment in real estate other than office properties shall be made, in principle, on properties where the tenant side engages in facility operation, such as leasing in its entirety, and which are in a leasing manner that has low management risks for MID REIT. In addition, investment shall be conducted on properties which can expect stable revenue in the medium to long term, after comprehensively assessing the location, size, use, rarity, tenants’ creditworthiness, etc.</p>	<p>2. Investment policies (2) Portfolio building policy C. Investment targets (use) (omitted)</p> <p>Investment in real estate other than office properties shall be made, in principle, on properties where the tenant side engages in facility operation, such as leasing in its entirety, and which are in a leasing manner that has low management risks for MID REIT. In addition, investment shall be conducted on properties which can expect stable revenue in the medium to long term, after comprehensively assessing the location, size, use, rarity, tenants’ creditworthiness, etc. <u>However, new investment in real estate other than office properties shall be made mainly on properties used as a serviced apartment or a hotel (a property where the floor area used for hotel or Japanese-style inn purposes is the largest among other floor areas for each use, or such asset backed by that property) and new acquisition of commercial properties (a property where the floor area used for retail purposes is the largest among other floor areas for each use, or such asset backed by that property) and industrial properties (logistics facilities (a property where the floor area used as a facility for business-to-business logistics operations and sales logistics operations, which consist of each function of transportation, shipping, storage, stock, cargo, packing, assortment, distributive processing and providing information is the largest among other</u></p>

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	<p><u>floor areas for each use, or such asset backed by that property), plants and research and development facilities (a property where the floor area used as a facility for research and development, raw material procurement and stock, storage, manufacture and production, assembly and processing, recycling, etc. is the largest among other floor areas for each use, or such asset backed by that property), infrastructure facilities (a property where the floor area used as a facility developed as a base of industrial activity such as traffic, communications, energy, water service, public facilities, etc. is the largest among other floor areas for each use, or such asset backed by that property) and data centers (a property where the floor area used for a facility in which server and data communication equipment, etc. are installed and operated is the largest among other floor areas for each use, or such asset backed by that property) shall not be conducted.</u></p>												
<p>Investment share by category is as follows. Accordingly, investment share for office properties shall be, in principle, 70% or more (based on acquisition price) of the entire portfolio. However, when acquiring properties that are judged to be beneficial to formation of portfolio, investment share may temporarily deviate from the share stated below.</p>	<p>Investment share by category is as follows. Accordingly, investment share for office properties shall be, in principle, 70% or more (based on acquisition price) of the entire portfolio. However, when acquiring properties that are judged to be beneficial to formation of portfolio, investment share may temporarily deviate from the share stated below.</p>												
<p><Investment share by category></p> <table border="1"> <thead> <tr> <th>Category (Note 1)</th> <th>Investment share (Note 2)</th> </tr> </thead> <tbody> <tr> <td>Office properties</td> <td>70% or more</td> </tr> <tr> <td>Real estate other than office properties</td> <td>30% or less</td> </tr> </tbody> </table>	Category (Note 1)	Investment share (Note 2)	Office properties	70% or more	Real estate other than office properties	30% or less	<p><Investment share by category></p> <table border="1"> <thead> <tr> <th>Category (Note 1)</th> <th>Investment share (Note 2)</th> </tr> </thead> <tbody> <tr> <td>Office properties</td> <td>70% or more</td> </tr> <tr> <td>Real estate other than office properties (Note 3)</td> <td>30% or less</td> </tr> </tbody> </table>	Category (Note 1)	Investment share (Note 2)	Office properties	70% or more	Real estate other than office properties (Note 3)	30% or less
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<p>(Note 1) When properties have multiple uses, we determine which category they belong to based on what the majority of leasable floor space for the real-estate-related assets of the portfolio as a whole are used for, and the total acquisition cost of said real-estate-related asset is included in the acquisition cost of said category.</p>	<p>(Note 1) When properties have multiple uses, we determine which category they belong to based on what the majority of leasable floor space for the real-estate-related assets of the portfolio as a whole are used for, and the total acquisition cost of said real-estate-related asset is included in the acquisition cost of said category.</p>												
<p>(Note 2) Ratio of the total acquisition price of real-estate-related assets belonging to each category to the total acquisition price of real-estate-related assets of the entire portfolio.</p>	<p>(Note 2) Ratio of the total acquisition price of real-estate-related assets belonging to each category to the total acquisition price of real-estate-related assets of the entire portfolio.</p>												
	<p><u>(Note 3) New investment shall be made mainly on properties used as a serviced apartment or a hotel, etc. and new acquisition of commercial facilities and industrial properties shall not be conducted.</u></p>												
<p>(The rest is omitted.)</p>	<p>(The rest is omitted.)</p>												

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(2) Scheduled date of amendment

April 22, 2015

Provided that the Share Transfer is conducted.

2. Reasons for the Amendment of Asset Management Guidelines

The Asset Management Company plans to stipulate that new “investment in real estate other than office properties” shall be made mainly in properties used as serviced apartments or hotels, etc. and new acquisition of commercial facilities and industrial properties shall not be conducted by amending the asset management guidelines regarding MID REIT’s asset management, provided that the Share Transfer is conducted. This is from a viewpoint of avoiding conflict of interest with Japan Retail Fund Investment Corporation, a listed real estate investment corporation specializing in retail properties, and Industrial & Infrastructure Fund Investment Corporation, a listed real estate investment corporation specializing in industrial and infrastructure properties, which are operated by Mitsubishi Corp. - UBS Realty Inc., a new sponsor. As to investment share by category (70% or more for office properties, 30% or less for real estate other than office properties), no amendment is scheduled. However, MID REIT aims for steady expansion of asset size while focusing on office property investment.

3. Other Amendments

(1) Amendment to decision-making organization of the Asset Management Company

The Asset Management Company decided at a meeting of the board of directors held today, provided that the Share Transfer is conducted, to amend the decision-making procedures of the Asset Management Company on April 22, 2015 as follows.

(a) Procedure for appointing and dismissing compliance officers

Up to the present, appointment and dismissal of a compliance officer required the unanimous consent of directors. However, after the amendment, such will not require the unanimous consent of directors but will be possible with a resolution at a Board of Directors’ meeting (resolution with majority in attendance at the meeting attended by more than half of the directors with voting rights).

(b) Requirement for a resolution by the Investment Committee

Up to the present, a resolution by the Investment Committee required the attendance of more than half of the committee members with voting rights and also a majority vote of

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members with voting rights, while opinions of outside experts were only to be respected. However, after the amendment, a resolution will also require approval by outside experts.

Furthermore, necessary filing and other procedures will be performed for these matters pursuant to the Financial Instruments and Exchange Act, Building Lots and Buildings Transaction Act and other applicable laws and regulations, etc.

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